

STAFF REPORT

Application: Land Alteration/Conditional use permit for the movement of approximately 70 cubic yards of earth and materials to alter an existing bluff, install a patio, retaining walls and a beach area. Variance for the excavation and placement of fill within a bluff.

Applicant: Dale and Cynthia Westhoff

Agenda Item: 4(c)

Background Information:

- Location:**
 - Property Location: 8797 Griffith Ave NW, Maple Lake
 - Sec/Twp/Range: 24-121-27
 - Parcel Number(s): 206058001090
- Zoning:** Urban/Rural Transition (R1) /Residential Recreation Shorelands (S-2) Overlay District, Mink Lake (Recreational Development lake).
- Lot size:** Approximately 239 x 100 (23,900 sq ft) according to original plat measurements.

Existing Impervious Coverage:

- Buildings: Approx. 2,600 sq ft (10.9%)
- Total: Approx. 5,000 sq ft. (20.9%)

Proposed Impervious Coverage:

- Buildings: Approx. 2,600 sq ft (10.9%)
- Total: Approx. 5,400 sq ft. (22.6%)

- Septic System Status:** The property contains a mound sewer system.

- Natural Features:**

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: The property contains a bluff.

Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

- Proposal:** The applicant is proposing to move approximately 70 cubic yards of material to install a patio with retaining wall at the top of a bluff, a beach area with retaining wall at the bottom of the bluff, new rock outcroppings and to replace the existing wood stairway with an in-ground block stairway. The entire slope where the work is to be completed would be disturbed to facilitate the installation. The contractor expects to use a backhoe and skid-loader to complete the work. The project will also involve adding rock rip-rap to the shoreline to augment/replace what is already there.

Requested Conditional Use and Variance:

- Land Alteration/Conditional use permit for the movement of more than 50 cubic yards (approximately 70 cubic yards) of earth and materials to alter an existing bluff, install a patio, retaining walls and a beach area.
- Variance for the excavation and placement of fill within a bluff.

Applicable Statutes/Ordinances/Court Decisions:

Minnesota Statutes

462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.

Subd. 6. Appeals and adjustments.

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section 216C.06, subdivision 14, when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

Corinna Township/Wright County Ordinances

502. APPEALS AND BOARD OF ADJUSTMENT

502.4 Findings

- (1) The Board of Adjustment must review variance petitions and consider the following factors prior to finding that a practical difficulty has been presented. The applicant must provide a statement of evidence addressing the following elements to the extent they are relevant to the applicant's situation.
 - (a) The granting of the variance will be in harmony with the County Land Use Plan.
 - (b) The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - (c) The plight of the owner is due to circumstances unique to the property not created by the owner.
 - (d) The proposal does not alter the essential character of the locality.
 - (e) The practical difficulty cannot be alleviated by a method other than a variance; and.
 - (f) The granting of the variance will not adversely affect the environmental quality of the area.

The Board of Adjustment may grant a variance if it finds that all of the above factors have been established. The Board of Adjustment must not approve a variance request unless the applicant proves all of the above factors and established that there are practical difficulties in complying with official controls. The burden of proof of these matters rests completely on the applicant.

505. CONDITIONAL USE PERMITS

505.1 Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the Wright County Planning Commission shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the County Planning Commission shall make the following findings where applicable.

- (1) That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;
- (2) That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;

- (3) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- (4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;
- (5) The use is not in conflict with the Policies Plan of the County; and,
- (6) That adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

505.2 Additional Conditions

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

- (1) Increasing the required lot size or yard dimension.
- (2) Limiting the height, size or location of buildings.
- (3) Controlling the location and number of vehicle access points.
- (4) Increasing the street width.
- (5) Increasing the number of required off-street parking spaces.
- (6) Limiting the number, size, location or lighting of signs.
- (7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- (8) Designating sites for open space.

Any change involving structural alterations, enlargements, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Wright County Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the Planning

Commission; time limits, review dates, and such other information as may be appropriate.

612.5 Shoreland Performance Standards

612.5 (1) General Performance Standard for Lakes

Performance standards in shoreland areas are additional to standards of the primary zoning district. In case of a conflict, the stricter standard shall apply as well as any additional requirements if flood plain elevations have been established.

(b) Recreational Development Standards:

Structure setback from NOHW	100 ft.
Structure setback from Bluff	30 ft.
Height	2 1/2 stories (35 ft.)
Elevation of lowest floor above highest known water level	4 ft.
Water Oriented Accessory	
Structure Setback from NOHW	10 ft.

The lot width may be reduced to 100 feet if public sewage treatment facilities are provided.

721. ACCESS DRIVES AND ACCESS

721.7 Roads, driveways, and parking areas must meet shoreland structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.

728. LAND ALTERATIONS

728.1 Permit Required

- (1) A Land Alteration Permit shall be required in all cases where excavation, grading and/or filling of any land within the county would result in a substantial alteration of existing ground contour or would change existing drainage or would cause flooding or erosion or would deprive an adjoining property owner of lateral support and would remove or destroy the present ground cover resulting in less beneficial cover for present and proposed development, uses and enjoyment of any property in the County.
- (2) Substantial alteration shall be defined as the extraction, grading, or filling of land involving movement of earth and materials in excess of fifty (50) cubic yards in the Shorelands Districts and in excess of five hundred (500)

cubic yards in all other districts except drain tiles and ditch cleaning in agricultural areas. Such substantial alteration shall require a conditional use permit.

- (5) A Land Alteration Permit is also required from the County and from the Commissioner of Natural Resources for any alteration in the Flood Plain District and the Shorelands Districts. Such alteration shall include any filling, dredging, channeling, or any other work in the beds of public waters which would change the course, current or cross section of a public water.
- (6) A Land Alteration Permit shall be valid for a period of six (6) months from the date of issue. A Land Alteration Permit shall be administered in the same manner as a Conditional Use Permit.

728.2 Requirements

Before the issuance of a Land Alteration Permit or an Administrative Land Alteration Permit, it must be established that all of the following conditions are met. These conditions must also be adhered to during the issuance of construction permits, permits, conditional use permits, variances and subdivision approvals:

- (2) Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;
- (3) Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;
- (4) Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used;
- (5) Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service;
- (6) Fill or excavated material must not be placed in a manner that creates an unstable slope;
- (7) Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;

- (8) Fill or excavated material must not be placed in bluff impact zones;
- (10) Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and

Staff Findings (Conditional Use/Land Alteration): The following findings of fact are presented by Staff for consideration by the Planning Commission:

- 1) **Will the Conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?**

Needs discussion. The potential impact of disturbing the bluff on this property on neighboring properties would come primarily from the potential for destabilizing the bluff and/or increased erosion/sedimentation during or after the project. If proper erosion control measures are put in place, the potential impact on the lake and neighboring property should be reduced.

- 2) **Will the establishment of the Conditional Use impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area?**

Needs discussion. See comments in 1) above.

- 3) **Do adequate utilities, access roads, drainage and other necessary facilities exist or will they be provided?**

Yes. The area is already served by utilities and adequate road facilities to bring the equipment necessary to do the work on site.

- 4) **Have adequate measures been taken to provide sufficient off-street parking and loading space to serve the proposed use?**

Yes. The only need for off-street parking will be for the equipment to be brought on-site. It is likely that some equipment (trailer for hauling a backhoe) would be parked on the side of the public road, although this is not uncommon for such work in a neighborhood like this.

- 5) **Will the use conflict with the Policies Plan of Corinna Township and/or Wright County?**

Needs discussion. The Corinna Township Comprehensive Plan does address issues related to fill – particularly in shoreland areas. The Wright County Comprehensive Plan states “Development of lakeshore property shall abide by State Shoreland Management Rules to maintain, as far as practical, a natural shoreline and natural views of shoreland areas from the lake's surface.”

The Corinna Comprehensive Plan has a map indicating “Erodibility Potential”. This property is listed as having a “not highly erodible land.” Still, any land

alterations that take place on this lot would have to take this into account the bluff and implement proper precautions.

The Corinna Comprehensive Plan also states the following as strategies to "protect, preserve, and enhance lake water quality":

Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites, to ensure that storm water runoff is properly managed and treated before entering surface waters.

Staff Comment: The applicants contractor has indicated they would be installing silt fence at the bottom of the hill and check dams if necessary to prevent erosion during work. After the work is completed, the site would be stabilized with an erosion control blanket, mulch and plants.

Seek ways to ensure that new development, landscaping, or other alterations on lakeshore properties preserve and/or provide for the planting of native trees and shoreline vegetation.

Staff Comment: See comment immediately above.

Require the use of best management practices as outlined by the Minnesota DNR, University of Minnesota Extension, or other appropriate agencies during the development and re-development of all property in the Township to prevent erosion and sedimentation that eventually reaches area lakes and wetlands through ditches, direct runoff, or other means.

Staff Comment: See comment above.

Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.

Staff Comment: The proposal will involve moving approximately 70 cubic yards of material (35-40 yards of soil and 30 yards of rock). The entire hillside where the project is to be completed would be disturbed.

- 6) **Have adequate measures been taken, or will they be taken, to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?**

Yes. The proposed project would not be expected to create any long-term or ongoing nuisance such as are listed above.

- 7) **Are there any other conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area or the community as a whole?**

Staff's primary concerns with this application are:

1. Whether the risk associated with destabilizing the bluff and creating an erosion hazard is in line with the proposed improvements to the lot - especially given the restrictions in the ordinance on work in a bluff.

2. Will granting the variance and CUP as proposed create a precedent that will be difficult to move away from for future applications in the Township involving alterations of bluffs.
3. Whether adequate erosion control measures can be installed to prevent erosion of soil from the hill when the work is completed.
4. Whether the potential risk of erosion resulting from the fill and excavation is greater than leaving the property as is or some more limited project.

Staff Findings (Variance): The following findings of fact are presented by Staff for consideration by the Board of Adjustment:

- 1) **Will the granting of the variance be in harmony with the general purposes and intent of the Corinna Township Land Use (Zoning) and/or Subdivision Ordinance?**
 - a) **Needs discussion.** The spirit and intent of the Zoning Ordinance's restriction on placing significant fill or excavating in bluffs is to protect the hillside from being destabilized and creating erosion issues. It is also largely to preserve the scenic views of bluffs by not creating a situation where buildings and other improvements are visible in the broader landscape.
- 2) **Will the granting of the variance be consistent with the Corinna Township Comprehensive Plan?**

See Staff Finding 5) above regarding the conditional use/land alteration request.

- 3) **Is the proposed use of the property reasonable?**

Needs discussion. The requested variance would allow for a significant number of alterations to the bluff - some of which are at least partially intended to address a moderate amount of erosion taking place on the bluff now. Other aspects of the project appear to be primarily related to improving the aesthetics of the hillside and facilitating easier visual sitelines to the bottom of the bluff from the top.

- 4) **Is the plight of the landowner due to circumstances unique to the property not created by the landowner?**

Needs discussion. Clearly, the presence of a bluff on the property is out of the control of the applicant. However, the nearest adjacent properties also have similar bluffs and therefore is not particularly unique to this property. If the requests are granted, it would not be surprising to expect nearby landowners, or other landowners in the township located on bluffs, to request approval of similar types of projects.

- 5) **Will the variance, if granted, alter the essential character of the locality?**

Needs discussion. The alteration of the hillside will not generally change the residential character of the locality. However, it will change the look of the

shoreline rather significantly as viewed from the lake – which is certainly part of the character of the locality.

6) Are economic considerations the only reason the applicant cannot meet the strict requirements of the ordinance?

No. The natural topography of the land, the platting of the land for residential purposes in 1972, and the desire to improve visual sitelines to the shoreline are factors involved in the variance request.

7) Could the practical difficulty be alleviated by a feasible method other than a variance (taking into account economic considerations)?

Needs discussion. The applicant argues that the practical difficulty is the need to improve the existing stairway, to stabilize those areas of the bluff that are eroding and to gain better visual sitelines to the bottom so that they can sit at the top and view children swimming in the lake. It does appear to accomplish some, if not all, of these objectives with a project that would involve less disturbance of the bluff.

For instance, instead of constructing a patio at the top of the bluff, they could construct up to a 32 sq ft landing off of the stairway on posts. This would involve less disturbance of the hillside.

Instead of a beach at the bottom, up to a 32 sq ft landing could be constructed to provide better use of the shoreline area.

Instead of retaining walls built into the hillside, erosion could likely be prevented through minor grading and planting of suitable vegetation.

Instead of building a stairway into the hillside, an above-ground stairway could be constructed. It is debatable, however, which of these is better for preventing erosion.

8) Will the granting of the variance adversely affect the environmental quality of the area?

Needs discussion. There is certainly the potential for destabilizing a hillside and creating significant erosion and environmental issues. However, this depends largely on whether the project can take appropriate precautions to stabilize the hillside and disturbed areas after work is completed.

Planning Commission/Board of Adjustment Direction: The Planning Commission/Board of Adjustment may approve the conditional use request, deny the request, or table the request if the Commission/Board should need additional information from the applicant. If the Commission/Board should approve or deny the request, it should state the findings which support either of these actions.

The decision on the conditional use and the variance are two separate, but related, decisions. If one is approved, but not the other, then the project would not be able to proceed.

Staff Recommendation: If after considering comments and recommendations from Wright Co SWCD, the DNR and the public, the Commission/Board feels that the work can be completed in a manner that meets the conditions required, the conditional use/land alteration permit and variance could be granted.

Staff's primary question is as noted above - will the risk of erosion outweigh the additional use the applicant would gain. With the rock outcroppings in particular - which require digging very large boulders 2/3 into the hillside and significant excavation - Staff is concerned that these present a significant risk without addressing the practical difficulties that might exist (visual sitelines to the lake and addressing existing erosion).

If the applications are approved, Staff would recommend the following conditions:

1. The applicant shall implement the temporary and permanent stormwater management plans as identified in the application - or as otherwise recommended by Wright County SWCD.
2. All erosion control measures - temporary and permanent - shall be fully implemented until such time as the site has been stabilized, as determined by the Zoning Administrator in consultation with SWCD staff.
3. The applicant's contractor doing the work shall be adequately bonded in the case of failure of the slope during or after the work is completed.

**CORINNA TOWNSHIP
LAND ALTERATION APPLICATION**

Name of Applicant Dale & Cindy Westhoff Phone 218-330-1100

Property Address (E911#) 8797 Griffith Ave. NW Maple Lake 55358

Mailing Address _____ Local Phone _____
(if different than above) (if different than above)

City, State, Zip _____

Applicant is:

Legal Owner

Contract Buyer

Option Holder

Agent

Other _____

Title Holder of Property (if other than applicant)

Dale + Cindy Westhoff

(Name)

8797 Griffith Ave NW

(Address)

Maple Lake Mn 55358

(City, State, Zip)

Signature of Legal Owner, authorizing application (required): Dale Westhoff
By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): Cindy Westhoff
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Legal description of property involved in this request (attach separate sheet, if necessary):

Property ID # _____ Zoning District _____
(12 digit # beginning with 206)

Land Alteration to Include (check all that apply):

- Re-grading/shaping of existing soil
 Bringing in new soil or other fill material
 Removing soil or other material from the site
 Installation of retaining walls
 Other _____

- Installation of rip-rap
 Installation/Replacement of stairs
 Work in a bluff (30% slope, 25 ft rise)
 Work in a steep slope (12% slope)

Note: A Land Alteration Permit may also required from the Commissioner of Natural Resources for any alteration in the Flood Plain District and the Shorelands Districts. Such

alteration shall include any filling, dredging, channeling, or any other work in the beds of public waters which would change the course, current or cross section of a public water.

1. What is the purpose of the proposed project?

-Install new steps (old ones rotting)
-Install small beach & replant willow to stop erosion.

2. How many cubic yards of earth and other erodible material will be moved around on the site (do not include rock rip-rap over 6 inches in diameter, retaining wall block/wood, or other construction materials)?

35 to 40 yards.

3. How many cubic yards of non-erodible material will be moved on the site (i.e. rip rap), if any?

-Rock 30 yards

4. What are the approximate dimensions of the area that will have exposed soil that could erode during a heavy rainstorm?

• Width: 30'

• Length: 45'

• Depth: 1'

5. What temporary erosion/sedimentation control practices will you use while the work is being completed (i.e. silt fences, check dams, erosion control blankets, etc...)?

-Silt fence & check dams if needed.

6. How will the disturbed area be re-vegetated or otherwise stabilized so that there is not an erosion potential after the work is completed?

-Plants, mulch/Erosion control blanket

7. Please state any other relevant information.

8. Attachments:

- a. A sketch indicating the following:
 - i. Location of lake or river
 - ii. Approximate property boundaries
 - iii. Location of existing buildings, stairways, decks, boathouses and other structures on the property
 - iv. Location of proposed land alteration
 - v. Show where erosion control measures will be installed during construction
 - vi. Show any permanent erosion control measures, if applicable (i.e. retaining walls, swales, etc...)
 - vii. Indicate the slope/topography of the site before and after the proposed project. A hand drawn sketch is sufficient for most situations.
 - viii. Indicate location of any other landscaping features that are part of the project (i.e. retaining walls, native planting areas, trees/shrubs, etc...)
- b. Photos of the project site, before any work has been completed. Photos may also be e-mailed to clerk@corinnatownship.com.
- c. When determined necessary, topographic contours at 2 foot intervals and source of contour interval, unless approved otherwise by the Zoning Administrator. A contour map of the surrounding properties may also be required. 2-foot contour maps can be obtained for a small fee from the Wright County Surveyor's Office (763-682-7690) which may be sufficient for some applications. Detailed topographic surveys may be required by the Zoning Administrator if necessary to determine compliance with bluff setbacks or other relevant requirements of the Zoning Ordinance. You may request that the Surveyor's office e-mail a PDF copy of the contour map (with aerial photo) to clerk@corinnatownship.com.

Application #	Date Application Rec'd ____/____/ (for office use only)	Fee Collected \$ _____
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**CORINNA TOWNSHIP
VARIANCE APPLICATION**

Name of Applicant Dale & Cindy Westhoff Phone 218-330-4100

Property Address (E911#) 8797 Griffith Ave NW Maple Lake

Mailing Address _____ Local Phone _____
(if different than above) (if different than above)

City, State, Zip _____

Applicant is:

Legal Owner X
Contract Buyer ()
Option Holder ()
Agent ()
Other _____

Title Holder of Property (if other than applicant)

Dale & Cindy Westhoff
(Name) 8797 Griffith Ave NW
(Address) Maple Lake Mn 55358
(City, State, Zip) Dale & Cindy Westhoff

Signature of Legal Owner(s), authorizing application (required)
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): L
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (12 digit # beginning with 206-XXX-XXXXXX) _____

Full legal description of property involved in this request, including total acreage or square footage
(required – attach separate sheet if necessary):

Zoning District _____, Lake Name (if applicable) _____

What type of variance are you requesting (check as many as apply)?

- | | | |
|---|--|---|
| <input type="checkbox"/> 1 per 40 Division | <input type="checkbox"/> Road Setback | <input type="checkbox"/> Building/Impervious Coverage |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Lake or River Setback | <input type="checkbox"/> Height of Structure |
| <input type="checkbox"/> Undersized Lot | <input type="checkbox"/> Side or Rear Line Setback | <input type="checkbox"/> Septic System Setback |
| <input type="checkbox"/> Appeal of Staff Interpretation | <input checked="" type="checkbox"/> Bluff Setback | <input type="checkbox"/> Other _____ |

What are you proposing for the property? State nature of request in detail: Install new stairway,
new beach & patio. See plan.

Please read the variance application in its entirety before submitting the application. See the attached schedule of public hearings for relevant application deadlines. The full land use ordinance is available at the Town Hall and online at www.hometownplanning.com/corinna-township.html.

NOTE: Incomplete applications, as determined by the Zoning Administrator, will not be accepted or scheduled for a hearing. It is recommended that you work with the Zoning Administrator well before the application deadline to ensure that you have all required information so as to avoid delays in the hearing of your application.

Please complete all of the following questions:

1. Describe why you believe the granting of the variance request would be in harmony with the general purposes and intent of the Corinna Township Land Use and/or Subdivision Ordinance (available at www.hometownplanning.com/corinna-township.html).

-Will stop erosion that is already taking place.
-New plants will be planted and the new landscape will look a lot more natural when landscaped

2. Describe why you believe the granting of the variance would be consistent with the Corinna Township Comprehensive Plan (Plan available at www.hometownplanning.com/corinna-township.html).

-The proposed landscape will help the bluff from erode, look more natural and will not affect any sight lines.

3. Describe why you feel that your proposal is a reasonable use of the property.

Old steps are not safe. Installing new plants, leaving the majority of the bluff alone. Not affecting any one's view.

4. Describe what factors contributing to the need for a variance were not in your control. Address factors such as the lot size or shape, topography, location of existing buildings, sewer systems and wells, and any other factors you feel are relevant.

Bluff.

5. Describe the character of the area and why your project will not substantially change the character of the neighborhood or be a detriment to nearby properties.

-New steps will be dug into the hill. Will blend with its surroundings a lot better. Can not create under them like wood shrubs.
-Dolm will be set into the hill & be reinforced by boulders.
-Plants & new vegetation to stop erosion.

6. Describe why it is not feasible for your project to meet the minimum requirements of the ordinance. What options did you explore that would minimize the variance necessary and why did you determine these were not feasible alternatives?

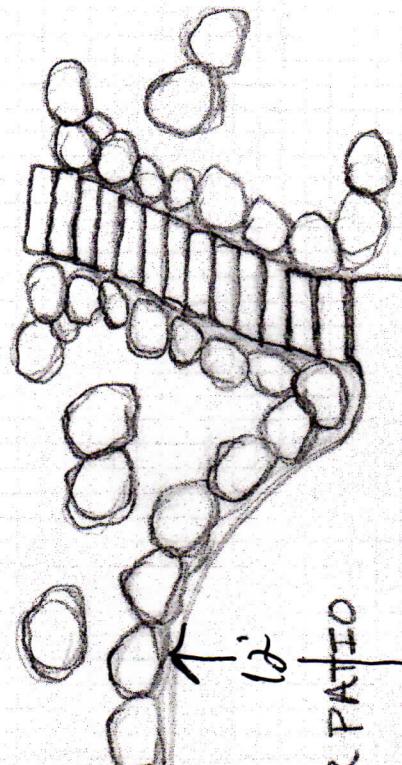
-Bluff

7. Discuss what impacts, if any, the requested variance may have on the environmental quality of the area. For any potential impacts, how do you intend to eliminate or minimize their effect?

-All exposed dirt will have new mulch/ erosion control blanket installed. New plants will be installed to help hold soil in place.

8. Please include any other comments pertinent to this request.

WESTHOFF RESIDENCE
8797 GRIFFITH AVE. NW
MAPLE LAKE, MN 55358



3'- BOULDER
WALL

PAVER PATIO

20'

12"

BORGERT
CONCRETE STEPS

3 1/2' - BOULDER
WALL

PLANTS

BOULDER
OUTCROPPINGS

PAVER
LANDING

BENCH

4' - BOULDER
WALL

BEACH
18'

12"

12"

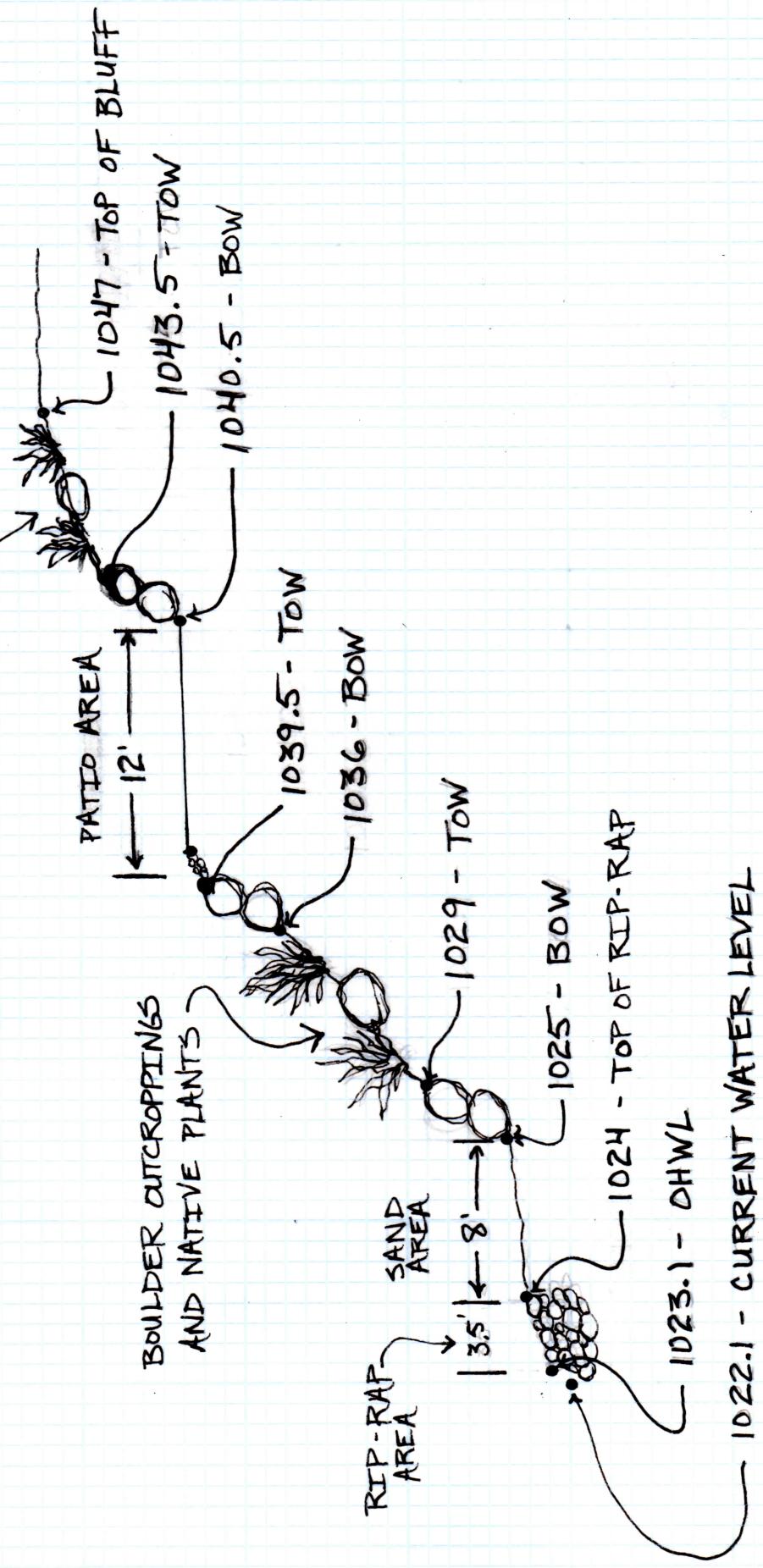
Rip Rop MINK LAKE

BACKYARD
REFLECTIONS
DATE: 7-31-12
DOCK

SCALE : 1/8" = 1'-0"

WESTHUFF RESIDENCE
8797 GRIFFITH AVE. NW
MAPLE LAKE, MN 55358

BOULDER OUTCROPPINGS
AND NATIVE PLANTS



BACKYARD REFLECTIONS
940 ELM STREET E.

ANNANDALE, MN 55302

320-274-6336

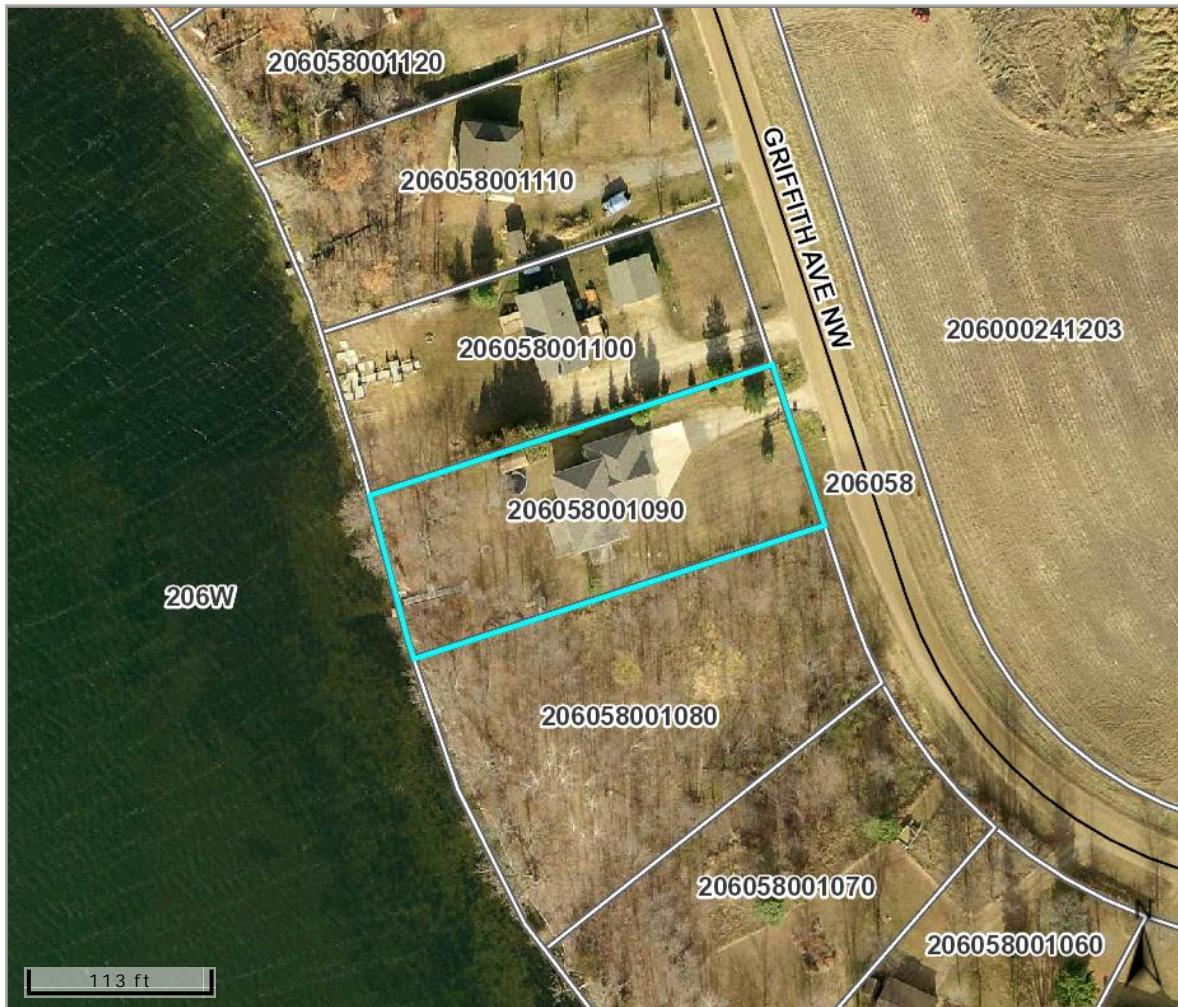
DATE: 10-3-12

SCALE: 1/8" = 1'-0"

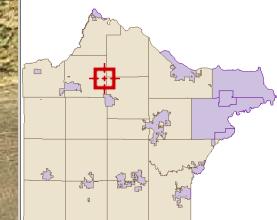
Wright County, MN



Date Created: 9/24/2012



Overview



Legend

- Roads
- CSAHCL
 - CTYCL
 - MUNICL
 - PRIVATECL
 - TWPCL

City/Township Limits

- c
- t
- Parcels

Parcel ID 206058001090 Alternate ID n/a Owner Address WESTHOFF, DALE P & CYNTHIA G

Sec/Twp/Rng 24-121-27 Class 201 - RESIDENTIAL 8797 GRIFFITH AVE NW

Property Address 8797 GRIFFITH AVE NW
MAPLE LAKE

MAPLE LAKE, MN 55358

District n/a

Brief Tax Description Sect-24 Twp-121 Range-027 MINK LAKE SHORES Lot-009 Block-001
(Note: Not to be used on legal documents)

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